

PRICE EDWARDS AND CO.

ROBINSON RENAISSANCE

119 N. Robinson Ave. Oklahoma City OK 73102



The Opportunity

Nestled in the heart of the city's vibrant downtown district, this iconic office building, a masterpiece of the renowned Hawk & Parr architectural firm, stands as a testament to early 20th-century elegance and craftsmanship. Originally erected in 1927 this landmark building boasts a rich history, having played a pivotal role in the city's commercial and cultural evolution.

Spanning 12 floors, the building offers a generous 176,060 square feet of versatile office space, making it an ideal home for businesses seeking a prestigious downtown address or developers envisioning a unique adaptive reuse project. The building's façade, a stunning blend of gothic revival and art deco style architecture, features intricate stone clad parapet extensions, while the interior is benefited from the building's unique u-shape embodying the charm and grandeur of a bygone era. The unique design of the building not only floods the interior with natural light, offering a multitude of vantage points for city views, but also presents unique opportunities for adaptive reuse,

especially for residential conversions where each unit can benefit from ample window space and light. This architectural feature ensures a vibrant and airy living or working space, enhancing the appeal of the environment for both commercial and residential purposes. Currently, the building experiences a high level of vacancy, presenting an exceptional opportunity for owner-users or developers. Its strategic location in the downtown core, near Paycom Arena, Scissortail Park, Myriad Botanical Gardens, and the Bricktown Entertainment District enhances its appeal as a prime business location or for a creative transformation into adaptive uses like residential units or a mixed-use development.

The historic Robinson Renaissance Building underwent an extensive renovation that revived its early 20th-century charm in the late 1980's. This rejuvenation included cleaning and pointing of brickwork, restoration of cast stone ornamentation, and a transformation of the lobby into a 12-story atrium with a grand staircase, elevating the building's interior from its classical roots to a contemporary masterpiece. The renovation also introduced an innovative design featuring a diagonal all-glass entry and an inward-sloping glass roof, creating a skylight that illuminates the building's interior. The renewal of this iconic structure, coupled with the recent multi-million dollar upgrade to the first and second-floor lobbies and modernization of elevators, ensures that it meets contemporary standards while preserving its historical essence. With its blend of historical significance, architectural beauty, and prime location, this building is not just a purchase but an investment in a piece of the city's heritage.

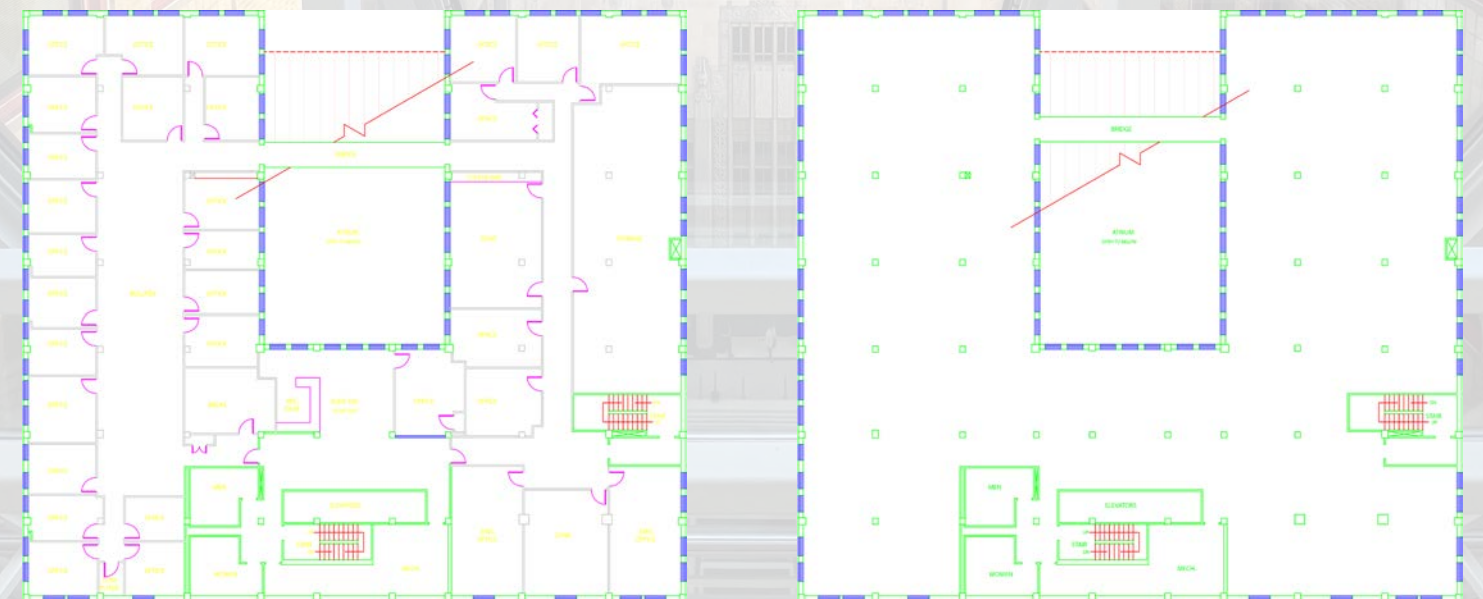


The Building

PROPERTY DESCRIPTION

Building Name:	Robinson Renaissance
Building Address:	119 N Robinson Avenue Oklahoma City, OK 73102
Building SF:	176,060 SF
Vacant SF:	128,015 SF
Largest Contiguous Space:	71,630 SF
Occupancy %:	27%
Typical Floor Plate SF:	14,000 SF
Number of Floors:	12, plus lower-level retail
Year Constructed:	1927
Zoning:	DBD
Design:	Architect - Hawk & Parr
Frame:	Poured in place concrete
Exterior Walls:	Brick veneer & limestone
Vertical Clearances:	10 ft.
Elevators:	Four, 2,200 pound, Otis, traction elevators
HVAC System:	Zoned HVAC with packaged air handler units on each floor, and a mounted cooling tower on the roof. Heat is provided from electric strips.

SAMPLE FLOOR PLATES



The Location

DOWNTOWN OKLAHOMA CITY

HOUSING*

Total Completed	5,290
Under Construction	476
Total Planned	1,348
Total Units	7,114

HOTELS

Total Completed	3,923
Under Construction	400
Total Planned	892
Total Units	5,215

HOUSING COMPLETED

#	Project Name	Units
1	Classen Senior Center	100
2	The Frank	45
3	LIFT	329
4	Classen Glen	48
5	The Commons on Classen	48
6	The Edge	250
7	The Sieber	38
8	The Guardian	37
9	Towers Apartments	138
10	Regency Tower	274
11	Sycamore Square Condos	58
12	The Haven	64
13	The Civic	34
14	Avana Arts District	303
15	The Montgomery	70
16	Park Harvey	162
17	The Metropolitan	329
18	Block 42	42
19	Maywood Apartments	299
20	Central Avenue Villas	30
21	Lofts at Maywood	55
22	Mosaic	97
23	Level	228
24	Deep Deuce Apartments	294
25	The Hill	88
26	The Steel Yard	250
27	Centennial on the Canal	30
28	Page Woodson	323
29	University Village	86
30	West Village	345
31	The Bower	32
32	The Sentinel	31
33	The First Residences	193

HOTELS COMPLETED

#	Project Name	Units
1	21C Museum Hotel	126
2	AC by Marriott	142
3	Aloft Hotel	134
4	Ambassador Hotel	54
5	Colcord Hotel	108
6	Courtyard Downtown Oklahoma City	225
7	Embassy Suites	195
8	Hampton Inn Bricktown	200
9	Hilton Garden Inn	155
10	Holiday Inn Express	124
11	Homewood Suites	100
12	Marriott SpringHill Suites	126
13	Wyndham Grand	311
14	Residence Inn Marriott Bricktown	151
15	Sheraton Hotel	395
16	Skirvin Hotel	225
17	Hyatt Place	134
18	Staybridge Suites	134
19	Marriott Fairfield Inn and Suites	133
20	Omni Hotel	605
21	First National Center	146
22	Renaissance Hotel (Marriott)	182

HOTEL CONSTRUCTION

23	Okana	400
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Information on this sheet provided by the Greater OKC Chamber, the City of Oklahoma City, Downtown OKC Partnership and the Alliance for Economic Development of Oklahoma City.

For more information, please contact:

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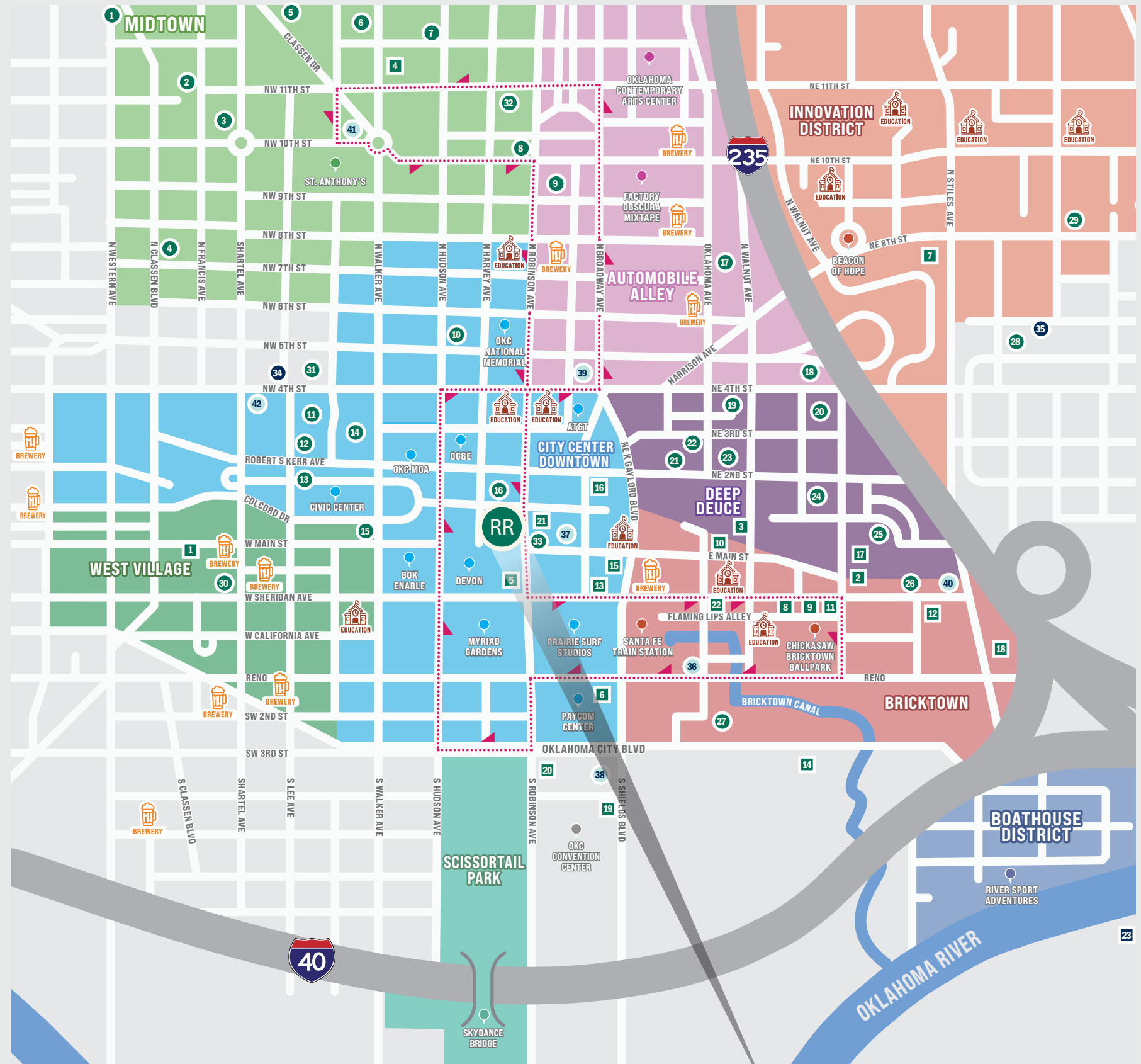
HOUSING CONSTRUCTION

#	Project Name	Units
34	Muse	302
35	Page Woodson - Phase 4	148

HOUSING PLANNED

#	Project Name	Units
36	Dream Hotel	150
37	The Harlow	265
38	Boulevard Place	265
39	Alleys End	216
40	East Bricktown- Phase II	146
41	Classen Marquette	60
42	Wilford	246

*Only developments with 30 or more units listed.



Robinson Renaissance

The Process

NOTICE OF SALE OF STATE-OWNED REAL ESTATE

The Commissioners of the Land Office, ex rel. State of Oklahoma (CLO) shall offer for sale at public auction the following described real estate located in Oklahoma County. Said public auction shall be held on Thursday, June 6th, 2024 at 11:00 AM at "The Meeting Room" located in the Shartel Plaza, 5117 N. Shartel Avenue, Oklahoma City, Oklahoma and subject to the following terms and conditions:

Real Estate Description:

Units A and B, Perrine-Cravens Condominiums, a unit ownership estate, according to the recorded Declaration thereof filed in Book 5267, Page 1251, in the records of the County Clerk, Oklahoma County, State of Oklahoma, and the undivided interest in the limited and/or general common elements appertaining thereto, said property also known as Lots Twenty-eight (28) through Thirty-two (32), inclusive, Block Thirty-five (35), in the Original Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, Page 2. Located in the Southeast Quarter (SE/4) of Section 33-12N-03 WIM; Street Address: 119 N. Robinson Avenue, Oklahoma City.

The following information is available upon request from the CLO through its Real Estate Management Agent Price Edwards, 210 Park Avenue, Suite 700, Oklahoma City, OK 73102. Contact: Tre Dupuy (405) 239-1210 or Ian Self (405) 239-1271.

LIST OF ITEMS AVAILABLE

- Offering Memorandum
- Survey
- Phase I
- Floor Plans
- Copies of Leases
- Copies budgets and financial statements
- Current Rent roll
- Service Contracts
- Draft Sales Contract (to be executed by the winning bidder at the conclusion of the public auction)

Real Estate inspections/tours can be conducted by scheduling the inspection with Price Edwards (contact info above) in advance. No access will be allowed to areas not accessible to the general public without coordinating said access with Price Edwards.

All bidders are required to register at the auction before submitting a bid. Bidders may pre-register by contacting Price Edwards, who will forward bidder information to the CLO.

The real estate cannot be sold for less than the appraised value and is subject to the rights of the current lessees. The CLO will not execute any new leases or modify the terms of any existing leases until the date of the Auction. After the date of the Auction, any new leases, or modifications of terms of existing leases will only be done upon written approval of the winning bidder.

All associated costs of sale are to be paid by the purchaser and are in addition to the purchase price. These costs include (but are not limited to):

- A sales commission to Price Edwards in the amount of 2% (two percent) of the eventual winning bid amount.
- Appraisal Costs.
- Advertising Costs.
- All costs incurred by the CLO to update due diligence materials (if applicable).
- Any costs associated with holding the sale.
- All closing costs, including but not limited to abstracting, title insurance, closing fees, etc.

The real estate is sold "as is, where is" and is subject to all leases, easements, rights of way and restrictions of record. Prospective bidders are advised to inspect the real estate before the sale. The CLO does not warrant access, and all acres and square footages are approximate. The State of Oklahoma does not warrant title to the real estate. The State reserves and retains all minerals and water rights it may have, if any.

The CLO reserves the right to reject all bids, and no bid is finally accepted until approved by the CLO's Commissioners.

The successful bidder shall remit no less than five hundred thousand dollars (\$500,000.00) of the purchase price at the time of sale. The balance of the purchase price is due at or before closing. The closing shall be set upon Commission approval of the sale, receipt of full payment for real estate and associated costs as well as compliance with notice of sale. Possession shall be delivered at closing which shall be no later than June 30th, 2024, or fifteen (15) days after approval of the winning bid by the CLO's Commissioners, whichever date shall occur last. Closing may be an alternative date only if agreed to by all parties. When all payments are received and all other terms of sale met, the CLO will issue a Quit Claim Deed to the real estate.

If the successful bidder fails to pay the balance of the purchase price, or associated costs, or fails to comply with the notice of sale, the bidder shall forfeit all monies paid to CLO as liquidated damages.

Minimum Bid at Auction: Ten Million, Two Hundred Thousand Dollars (\$10,200,000.00)

Announcements and corrections at time of auction may supersede this notice.

This notice is dated this 1st day of May, 2024.

Commissioners of the Land Office
State of Oklahoma
By: Dan Whitmarsh, Secretary

PRICE EDWARDS

A N D C O M P A N Y

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